

437- 439 Endike Lane  
Hull, HU6 8AG

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# TO LET

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Large retail premises

Currently provides a sales area of  
c.232 sq m (2,500 sq ft)

Includes ancillary store/staff areas of  
c.111.5 sq m (1,200 sq ft)

Part of a comprehensive and well  
established neighbourhood  
shopping location

Forecourt and on street car parking

Others represented include Corals,  
Cooplands, Iceland and Heron Foods,  
together with a range of local retailers

**Guide Rent from**  
**£15,000 p.a.**

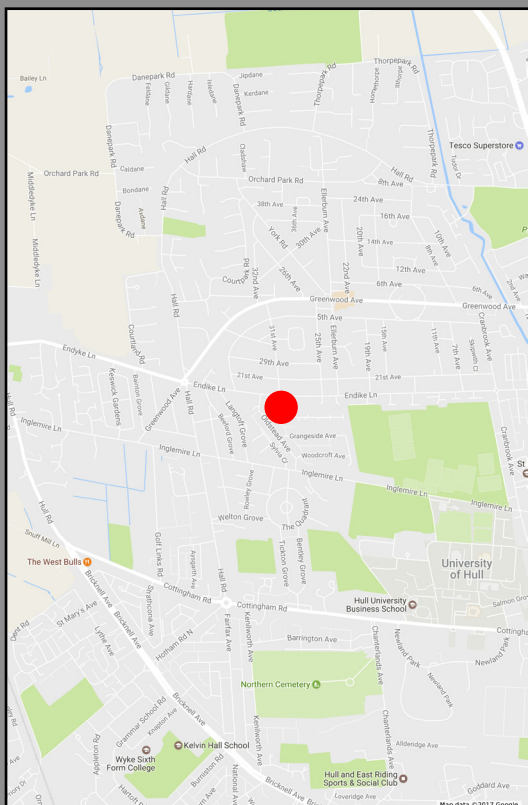
**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION

Endike Lane forms part of a high density residential location with a high concentration of local authority housing situated approximately 4 miles north west of Hull city centre. It forms a link between Beverley Road, the main arterial route to and from the north of the city, and Cottingham.

The location is long established with a good concentration of neighbourhood shops benefiting from adjacent car parking.

## DESCRIPTION

The property provides extensive open plan retail accommodation previously used as a supermarket. The property benefits from side ramp delivery access, rear store room and staff facilities.

The property is one of the larger units on the retail parade. There is the added benefit of forecourt car parking on the forecourt of the property, along with roadside car parking bays on Endike Lane itself.

## ACCOMMODATION

Internal frontage width approximately 12.5 m (41 ft)

Sales depth approximately 21.3 m (70 ft)

Net sales area approximately 232 sq m (2,500 sq ft)

Stores, staff and office areas c.112 sq m (1,200 sq ft)

The property comprises the ground floor only with access to the side enabling delivery trollies to enter the rear storage area.

## DISPOSAL TERMS

Available To Let at a rent equivalent to £15,000 per annum exclusive. Terms by Negotiation.

## RATEABLE VALUE

The property is currently listed under two separate rating assessments. For more information contact the sole agent for occupation of the whole reassessment is required.

## ENERGY PERFORMANCE RATING: D

## FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish [nick@scotts-property.co.uk](mailto:nick@scotts-property.co.uk) 07739 590 596 or Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002 496

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